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**Carl Cisler**

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315 E. Maple

Centerville, IA 52544

Madeline Cummins, Broker

Licensed in IA & MO



[ \$381,500 ]

218 acres m/l Appanoose Co., IA

This 218 acres farm is located 4 miles North of Centerville, Iowa and 3 miles South of the famous 11,000 acre Rathbun Lake recreation area. This farm has great hunting with thick bottom land timber and grown over pasture cover with cedars and hedge trees. With a 1/2 mile of Walnut Creek running through the hardwood timber it creates multiple pinch points and funnels for awesome bow hunting. Lots of food plot locations and \$13,000 in cash rent and CRP income to boot. There is a 1999 1,216 sq. ft. manufactured home on the property that could be rented out for income or used as your hunting camp getaway. There is a small garage for your ATV and storage also. This farm is a hard to find setup with a great location, great hunting, and great income all in one package. Priced to sell at \$1,750 an acre.

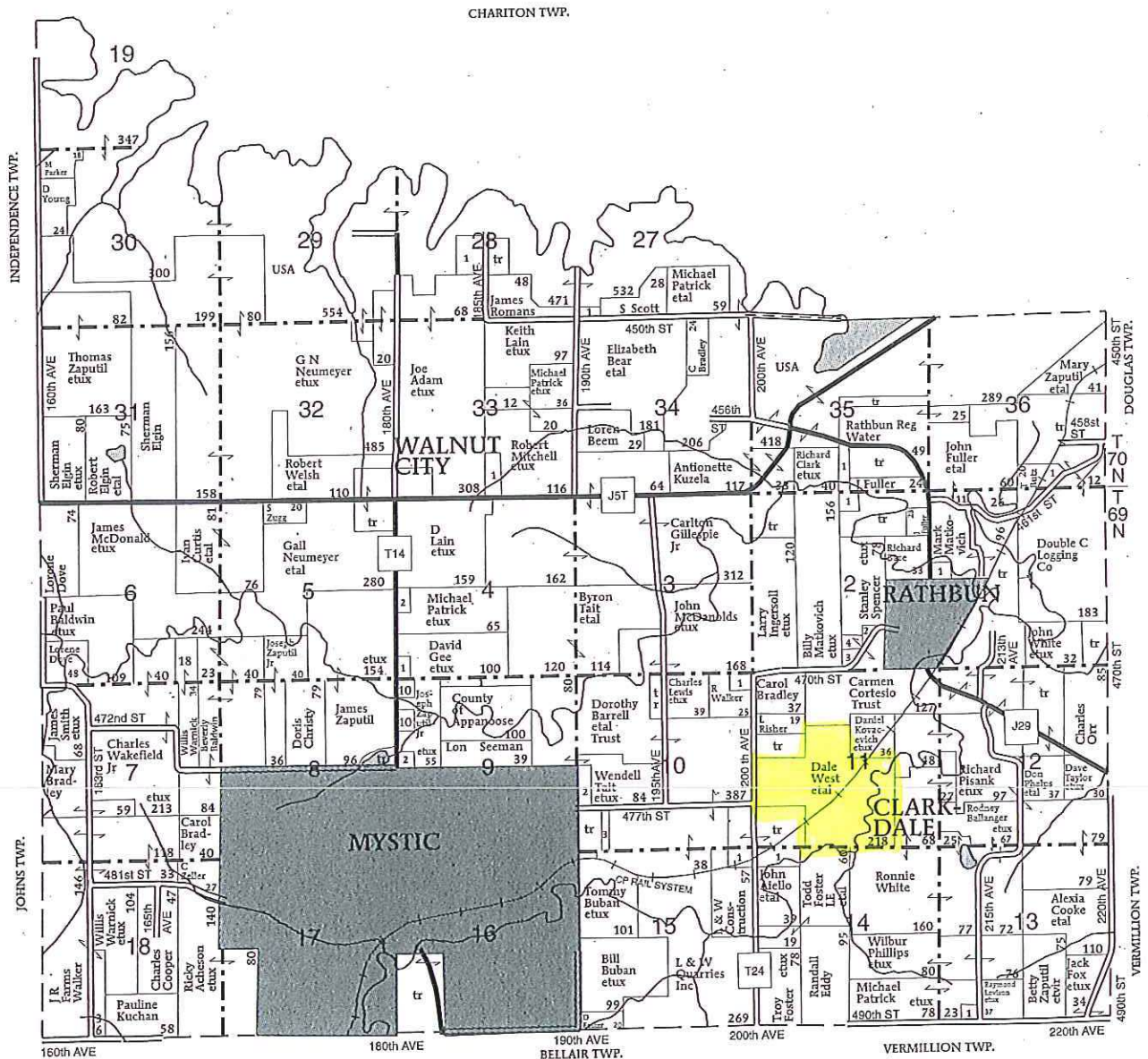
- Tillable: 70.2 corn/beans
- CRP: 5 acres \$532/yr.
- Net Taxes: \$1,862
- Electric & Water w/1999 manufactured home
- Total Income over \$13,000

Many Businesses and Professional Firms who through their advertising  
have made the Plat & Directory possible for you.  
WHEN BUYING MENTION YOUR "FARM & HOME PLAT & DIRECTORY" TO THEM.  
A good word and a Thank You go a long way!

**T-69-70-N**

**WALNUT PLAT**  
(Landowners)

**R-18-W**



**WALNUT TOWNSHIP**

**SECTION 1**

1. Ellis, Edward

**SECTION 2**

1. Long, Erman

2. Poolman, Craig

3. Cortesio, Carmen

4. Cortesio, Charles

**SECTION 4**

1. Broerman, Joyce

2. Devore, Todd

**SECTION 9**

1. Gee, David

2. Fenton, Earl

**SECTION 10**

1. Dusablon, Grant

2. Wright, Eithel

3. Peterson, Mark

**SECTION 13**

1. Smith, Kevin

**SECTION 14**

1. Aiello, James

**SECTION 15**

1. Foster, Dwight

**SECTION 27**

1. West, Harlan

**SECTION 28**

1. Strube, Christopher

**SECTION 33**

1. West, Harlan

**SECTION 35**

1. Dykes, Floyd

**SECTION 36**

1. Bates, John



Border Lines are Approx.

